

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, March 21, 2002, 1:30 p.m., Conference Room # 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Tim Francis, Bruce Helwig and Jim McKee; (Bob Ripley, Carol Walker and Terry Young absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Vice-Chair Tim Francis called the meeting to order and requested a motion approving the minutes for the regular meeting held February 21, 2002. Berggren made a motion for approval, seconded by McKee. Motion for approval of the minutes carried 4-0: Berggren, Francis, Helwig and McKee voting 'yes'; Ripley, Walker and Young absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

APPLICATION BY LARRY SMALL FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE GRAINGER BUILDING, 105 N. 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: March 21, 2002

Members present: Berggren, Francis, Helwig and McKee; (Ripley, Walker and Young absent).

Larry Small presented the application. He is trying to give some clarity to the building. They are proposing a revised sign package. They would like to place the signage on the face of the canopy identifying the address and apartments. The issue is one of finding room to place the brackets. There is limited space as well as support rods. This will be a 33 foot sign.

McKee noted that moving the sign to the south, there would be a visual impact going down "O" Street. Mr. Small concurred that from the standpoint of readability, he was correct.

Ed Zimmer presented slides of the property. Mr. Small pointed out how limited the space is for attaching a sign.

McKee wondered about the linear distance between the skylights. Mr. Zimmer replied that the whole thing is about 120 feet long with about 40 feet between attachments. Mr. Zimmer pointed out the clean line of the molding on the canopy. His recommendation would be to go with a sign below the canopy.

Berggren wondered where the address sign currently is. Mr. Small replied that the address is not very prominent right now. It is not highlighted on the building as such. Some of the tenants have the building number on their window.

McKee wondered what the City ordinance is for posting an address. Mr. Zimmer believes the ordinance speaks to the address being visible, other than that, he is not sure.

McKee wondered about the original sign package. Mr. Zimmer replied that a large building identifying sign has not been asked for before.

No one else appeared and public hearing was closed.

ACTION:

March 21, 2002

McKee moved approval of the sign on the condition of affixing it to the canopy as presented by the applicant, seconded by Berggren.

Berggren is not completely clear on who is lacking signage in the building. He sees a building number being necessary, but not the building name.

Francis can see the advantage of having the building name on the canopy also. It would help emergency services amongst others, to identify the building.

Berggren wondered how many retail businesses are in the building. Mr. Small replied that there are 3.

Francis wondered about the upper spaces. Mr. Small replied that they are all to be low to moderate income housing.

Helwig has doubts about blocking the nice fascia. He doesn't see a whole lot of choices. McKee doesn't see underneath as an option. Berggren agreed. McKee believes the proposal is more in keeping with the architecture of the building.

Berggren would be interested in seeing what could be done with the north and south ends of the canopy. McKee believes that would serve pedestrian and auto traffic more than the current proposal.

Mr. Zimmer noted that the canopy has a definite pitch. Would the Commission want the sign parallel with the canopy pitch or parallel with the ground? The Commissioners agreed that the sign would be better parallel with the ground.

Motion for approval failed 1-3: Francis voting 'yes'; Berggren, Helwig and McKee voting 'no'; Ripley, Walker and Young absent.

**APPLICATION BY TOM KOS FOR A CERTIFICATE OF APPROPRIATENESS FOR
WORK AT THE ARMOUR BUILDING, 100 N. 8TH STREET IN THE HAYMARKET
LANDMARK DISTRICT**
PUBLIC HEARING: **March 21, 2002**

Members present: Berggren, Francis, Helwig and McKee; (Ripley, Walker and Young absent).

Tom Kos presented the application. He purchased Matt's Bar and Grill. He wants to replace the signage with new ones that say "Jack's Bar".

Mr. Zimmer stated that changing the wording of the signs is no material effect. The point that needs approval is the difference in signs, the difference in neon.

Mr. Zimmer presented slides of the property. Mr. Kos noted that the blue neon circular sign by the front door would be kept the same size, just changing the name.

Berggren believes if the sign is kept at circular and 3 feet in diameter, it is no material effect. Mr. Kos stated that he will keep the sign circular and the same size.

No action was needed on this item.

**APPLICATION BY BRIAN CARSTENS FOR A CERTIFICATE OF APPROPRIATENESS
FOR WORK AT 1201 "B" STREET IN THE EVERETT LANDMARK DISTRICT**
PUBLIC HEARING: **March 21, 2002**

Members present: Berggren, Francis, Helwig and McKee; (Ripley, Walker and Young absent).

Brian Carstens presented the application. They were here previously regarding removing a residence to put up a 4-plex. They are getting ready to build. The Commission expressed a desire for wider trim around the windows. They have incorporated that into their design. They talked at one time about putting dormers on the street side. They looked into that, and it just seemed to be too busy for the face of the house. They had originally shown a rock face block on the bottom, they are now proposing a cheaper alternative. He would also like suggestions

on changing the columns to squared columns. There has also been a design change to the back stairway. Originally the stairs came down to the street. Due to a fire code, this would need to be changed. There would be one step down, and then stairs going north and south.

Berggren wondered if the drybit couldn't be scored. Mr. Carstens wondered what size of block pattern Mr. Berggren was thinking. Mr. Zimmer wondered if it would make sense to just have it painted. The rock face or a cheaper alternative is just not very durable.

Berggren thinks the columns would look good with rock face. Mr. Zimmer and Mr. Berggren would rather not see a pattern on the columns. The other Commissioners agreed.

Berggren would like to see the columns tapered and smooth and he believes good quality siding would have been smooth.

No one else appeared and public hearing was closed.

ACTION:

March 21, 2002

Berggren moved approval of a smooth concrete poured foundation, rock-face blocks for the porches, tapered columns and 5" smooth lap siding, seconded by McKee. Motion carried 4-0: Berggren, Francis, Helwig and McKee voting 'yes'; Ripley, Walker and Young absent.

APPLICATION BY JAMES AND DIANE WIEBELHAUS FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE ROYER-WILLIAMS HOUSE, 407 N. 26TH STREET, IN THE HAWLEY LANDMARK DISTRICT

PUBLIC HEARING:

March 21, 2002

Members present: Berggren, Francis, Helwig and McKee; (Ripley, Walker and Young absent).

Diane Wiebelhaus appeared to present the application. They have purchased the house and would like to do an addition to the north rear of the house.

Mr. Zimmer sees this as a more natural extension of the house than additions proposed by previous owners.

The Commissioners discussed details of the addition with the applicant.

Berggren stated that the volume that this occupies, disturbs him. The addition is so much larger than the house. Design details were discussed. McKee stated that generally, he thinks this is a good addition. Berggren agreed. It looks very usable.

The applicant will take the Commissioner's concerns and suggestions to her architect for revisions to the drawings. Francis stated that he will abstain voting on this application due to the fact that as a realtor he was involved in the sale to the Wiebelhaus family. Mr. Zimmer noted the item was advertised for hearing and action, but the Commission will not be able to take action on this item today.

The hearing and discussion were closed and Ed mentioned that he will schedule this item for action at the next meeting of the Historic Preservation Commission.

APPLICATION BY DENNIS AND GLENDA McCULLEY FOR LANDMARK DESIGNATION AND A SPECIAL PERMIT FOR THE JOESPH GRAINGER HOUSE, 1970 "B" STREET

PUBLIC HEARING:

March 21, 2002

Members present: Berggren, Francis, Helwig and McKee; (Ripley, Walker and Young absent).

Mr. Zimmer noted that he has presented some letters to the Commissioners that he has received regarding this application.

Dennis McCulley stated that the Fire Dept. indicated that he should have an alarm system. Helwig pointed out that a memo from the Building and Safety Dept. Fire Prevention states that the building is to be sprinkled. Mr. McCulley stated that is the first he has heard of that. He is not sure this application would continue if that was required. It would be much too expensive. He will discuss this with Building and Safety.

Glenda McCulley explained her plans for the landscaping. There will be numerous rose bushes, peonies, lilac bushes, arbors, etc. She wants to recreate a Victorian garden look. The fence will be revitalized.

Mr. McCulley stated a portion of the fence needs to be removed. It is falling apart. They are going to replace it with a row of lilac bushes.

Mrs. McCulley noted that they are going to put in a couple of fountains. Mr. McCulley stated that these fountains would be in the side yard.

Mr. McCulley stated that he has talked with a few of the neighbors and they seemed to like the idea. They also passed out some flyers.

Rob Poggenpohl of the Near South Neighborhood received a lot of calls on this application. One of the neighbors was concerned about the fence. Everyone seemed to like the idea of a bed and breakfast if it could happen without a lot of turmoil to the neighborhood.

T.R. Morin stated that he was not comfortable with weekly weddings happening at the property. Mr. McCulley replied that he is not interested in having weekly weddings. The outside of the house is being beautified so people staying at the bed and breakfast can enjoy the outside and the gardens. This is for the ambience of the property. He would agree to no more than one wedding a month, if even that.

Mr. Poggenpohl wondered about a bed and breakfast. Are events automatically approved? Mr. Zimmer explained that on landmark special permits, the owner can request any use in any zoning district. The City Council would not approve any use in any district. The Yates House applied to be an event center, not a bed and breakfast. Some of the early bed and breakfasts have an occasional wedding, although it is not spelled out in their permit. The McCulley's have suggested that they would like to have a monthly event spelled out. The ongoing discussion will continue at the next public hearing level. We try not to write special permits that are so specific that they are unenforceable.

Berggren suggested that the applicant would not want to be restricted by the number of people, but by the number of events. Anyone in a private residence can have 100 people over to their house.

Donita Thompson stated that she would be against weekly or monthly weddings occurring at this property.

Mr. Morin still thinks that this is too similar to a restaurant. He opposed a restaurant in the neighborhood in the past and he is opposed to this.

Mr. Zimmer noted that the Near South Neighborhood Association has requested that the Commission follow their normal schedule and not take action on this application until the April 2002 meeting. This would give the applicant the opportunity to discuss the application with the neighborhood in the meantime.

Berggren advised Mr. Zimmer to suggest to the applicant that the first year of the bed and breakfast be no events, and after one year's time, they can come back and amend the special permit for events. The other Commissioners agreed.

This item will be carried over to the next regular meeting of the Historic Preservation Commission.

**APPLICATION BY DAVE ALBERS FOR LANDMARK DESIGNATION OF THE SIGMA
NU FRATERNITY HOUSE, 625 NORTH 16TH STREET**

PUBLIC HEARING:

March 21, 2002

Members present: Berggren, Francis, Helwig and McKee; (Ripley, Walker and Young absent).

Mr. Zimmer presented slides. He stated that this proposal is for the landmark designation of the Sigma Nu Fraternity. This is a Singleton design. There are some nice interior features. The building has some major needs coming up to meet fire codes. Any additions to this have happened to the rear of the property.

McKee moved to suspend the rules to take action on this item today and move approval, seconded by Helwig. Motion carried 4-0: Berggren, Francis, Helwig and McKee voting 'yes'; Ripley, Walker and Young absent.

DISCUSSION ITEM:

- *Walker Tire historic sign*

Mr. Zimmer explained that the owner of Walker Tire, Nick Vuko, would like to install a rotating tire sign. This sign was installed on the roof on this store in 1958 and was removed to their Grand Island facility in 1976. He wishes to bring it back and install it on the southeast corner. If this is considered a historically significant sign, it would be exempt from the sign provisions that state the applicant is only allowed to have one pole sign. He believes the applicant is trying to recreate a 1950's style garage.

Francis thinks it sounds like a neat idea. Berggren would like to get behind this idea also, because it sounds like a neat idea, but he has some reservations. He would like to see the sign on the roof.

The Commissioners agreed that they would like to see more information on this. Berggren really likes what the applicant is trying to do, but he would like to see more information, also.

- Capitol Environs Commission acted on a request from Farmer's Mutual at it's last meeting to grant a request to demolish a building. They want to be able to control most of the block for their expansion plan.

There being no further business, the meeting was adjourned at 3:35 p.m.